

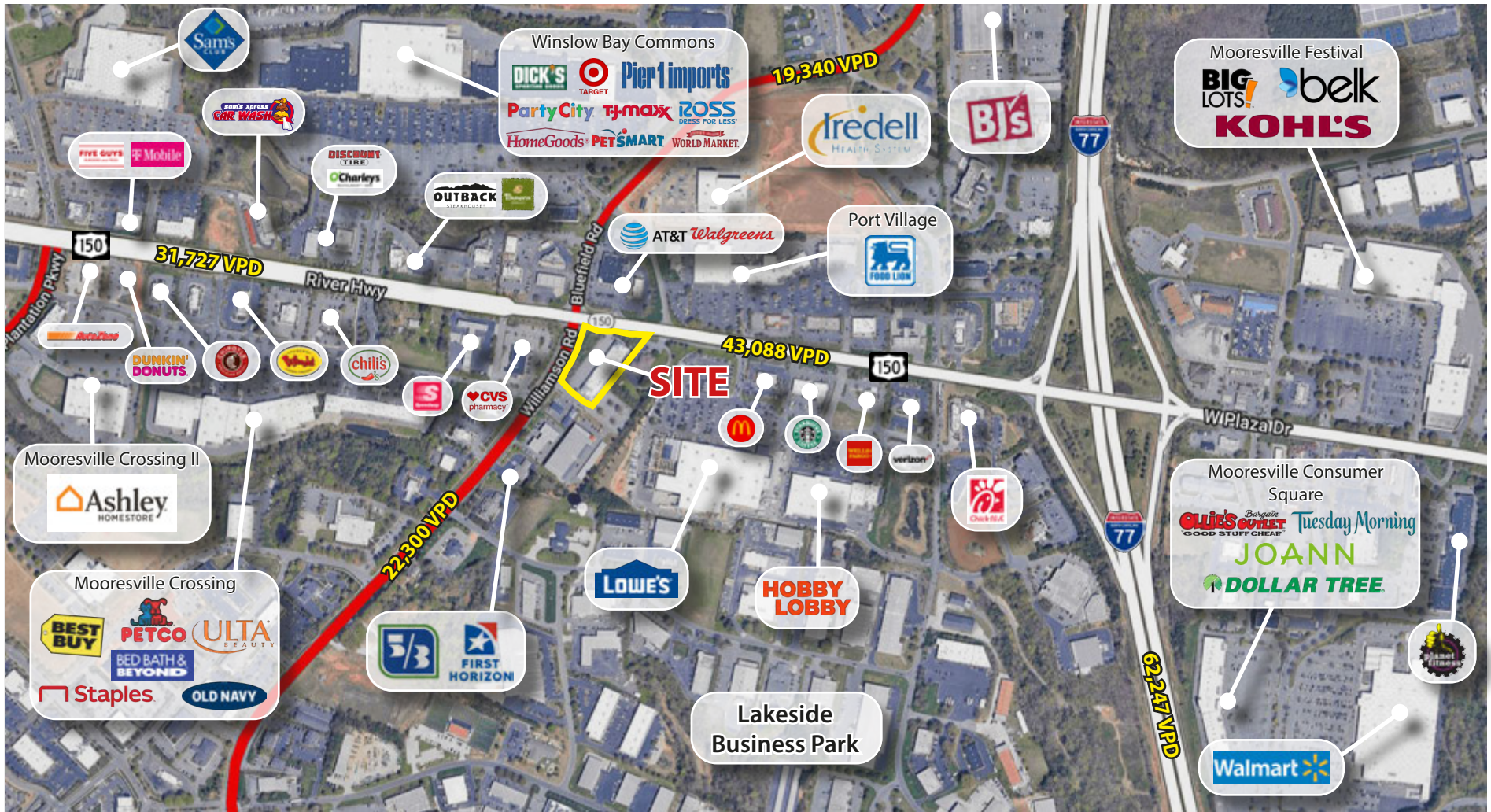
HWY 150 & WILLIAMSON RD.

MOORESVILLE, NC 28117

FOR SALE

NS New South
Properties
NEWSOUTHPROP.COM

+/- 2.5 ACRES AVAILABLE



"The information contained herein was obtained from sources believed reliable, however, no guarantees, warranties, or representations have been made as to the completeness or accuracy thereof. No liability assumed for error or omissions."



PAULA SAUNDERS | 704.927.2892 | psaunders@newsouthprop.com

HWY 150 & WILLIAMSON RD.

MOORESVILLE, NC 28117

PROPERTY
OVERVIEW

NS New South
Properties
NEWSOUTHPROP.COM

+/- 2.5 ACRES AVAILABLE



PROPERTY INFORMATION

Property Size: +/- 2.5 Acres

Zoning: CC (Community Commerce)

PROPERTY HIGHLIGHTS

- 237' frontage on Hwy 150/River Highway
- 314' frontage on Williamson Road
- Prime corner lot position on main retail corridor with extensive national brand co-tenancy

DEMOGRAPHICS (2023)

	3 MILE	5 MILE	10 MILE
 ESTIMATED POPULATION	36,537	76,364	185,378
 PROJECTED POPULATION (2028)	38,527	81,204	197,963
 AVERAGE HH INCOME	\$119,807	\$128,477	\$146,518
 MEDIAN HH INCOME	\$95,861	\$102,575	\$109,740
 BUSINESS ESTABLISHMENTS	2,681	4,368	9,601
 DAYTIME POPULATION	29,789	55,577	121,603
 MEDIAN AGE	37.0	38.6	40.0

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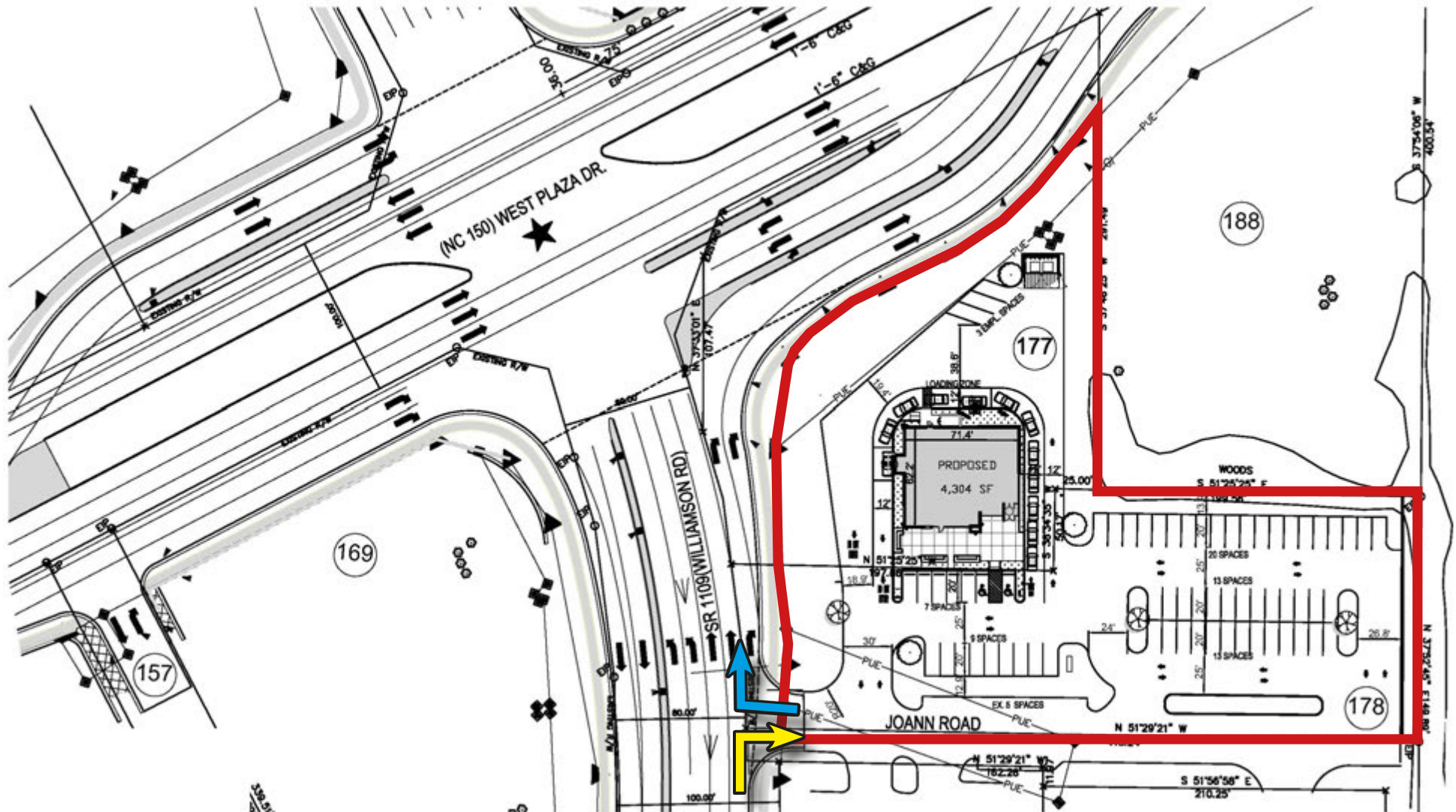
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CONCEPTUAL
SITE PLAN

NS New South
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+/- 2.5 ACRES AVAILABLE



*Conceptual layout with Hwy 150/Williamson Rd. road improvements.

*Note: Restaurant layout based on former HB Zoning.

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